

## **Accessory Secondary Residential Unit (Attached)**

**What type of permit do I need?** A building permit acquired through the Building Department at 637-4355. Note: Your application must show compliance with section 17.22 of the Hollister Municipal Code.

**What zones are accessory second units permitted?** R1, RE, OT (Exceptions: R2, R3, R4 if lot is less than 8,000 square feet and meets standards for a second unit.)

**Is there an age restriction?** No

**Can the unit be rented?** Yes

**What is the maximum height allowed?** In the case of a secondary unit constructed over the garage or a unit located within the primary unit, shall not exceed the height limit of the applicable zoning district.

**How many units can I build on my parcel?** No more than one secondary residential dwelling unit shall be permitted on any single-family parcel. The additional unit may be attached to or detached from the existing main dwelling unit.

**What is the minimum size my parcel must be for an additional unit?** 7,000 square feet on an interior lot and 8,000 square feet on cul-de-sac or knuckle lots.

**What is the maximum / minimum living area allowed for a secondary unit?** 850 square feet maximum and 150 square feet minimum.

**Does my secondary unit need a separate entrance, kitchen and bathroom facilities?** Yes. For an accessory secondary unit as a second story above the main residence, a separate exterior staircase must be provided to the accessory secondary unit's separate entrance.

**Is there any specific design for the exterior of the unit?** The additional dwelling unit shall follow the existing design of the main unit.

**Does my secondary unit require parking?** Yes, two (2) off-street parking spaces are required for the main unit as well as an additional two (2) parking spaces for the secondary dwelling on site.

**Does my secondary unit need it's own yard area?** Both the main unit and the secondary unit shall be provided with a minimum of 450 square feet of usable private open yard area.

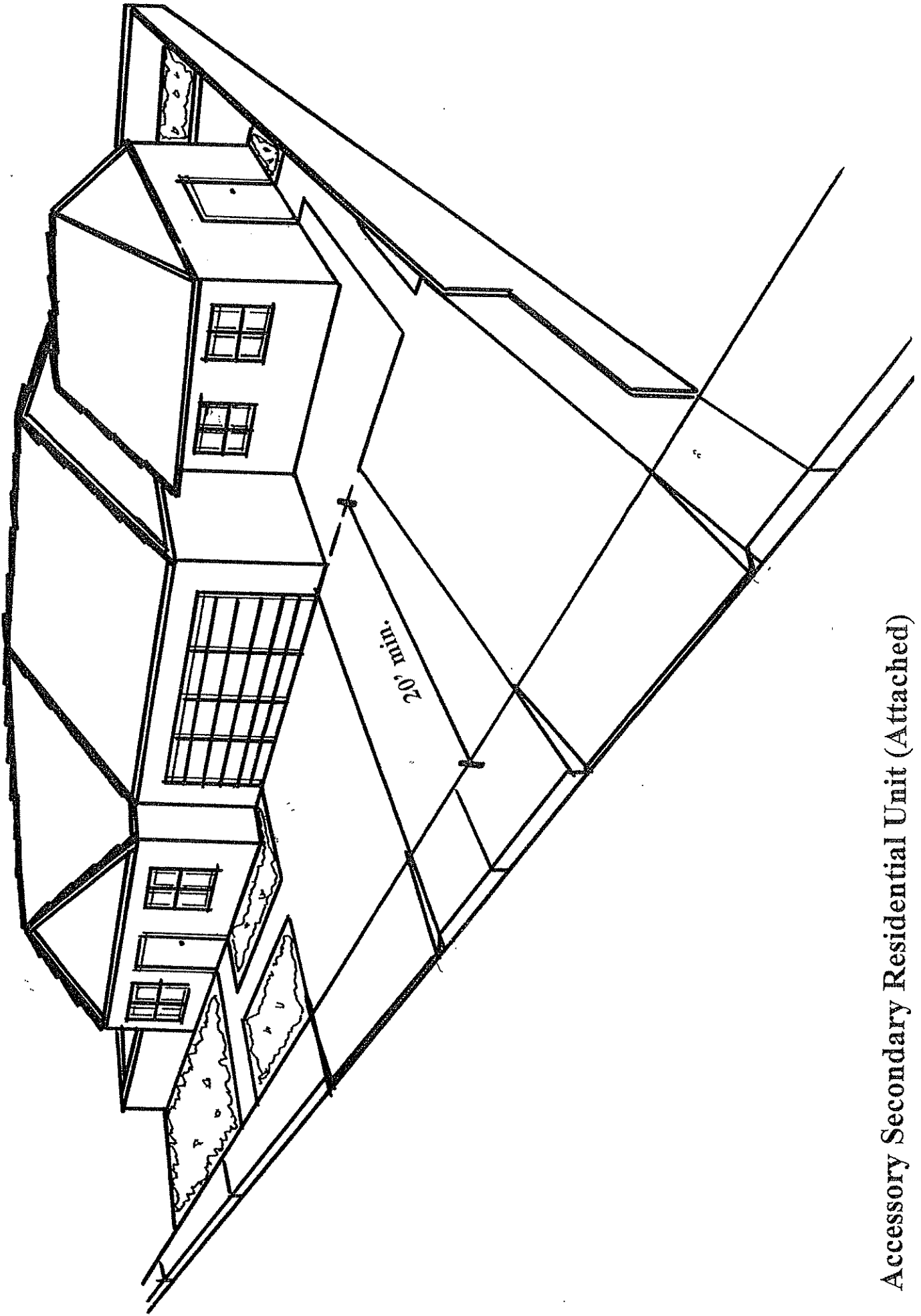
**Does my secondary unit need it's own separate meter for electricity, gas, and water/sewer services?**  
No

**What if I have a lot with an existing unit less than 850 square feet and want to build an attached main unit?** A principal unit may be constructed in compliance with the standards for single-family dwellings.

**What if my unit will be utilizing alley access?** The minimum setback shall be 10 feet.

**Who shall apply for the required Administrative Permit?** The owner of the subject property as well as the resident of either one of the dwelling units.

**What if I have an un-permitted existing secondary unit present on my property?** An application for an Administrative Permit Review may be made in compliance with Chapter 17.24.160 to convert a non-permitted "additional" unit to a conforming legal "additional" unit. The standards and requirements for the conversion shall be the same as a newly proposed "addition."



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